

16 Tees Close, Oakham, Rutland, LE15 6SP

Offers Over £400,000

MURRAY

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Sales • Lettings • Country Homes • Commercial • Surveys • Agricultural Management • Planning & Development

16 Tees Close, Oakham, Rutland, LE15 6SP
Tenure: Freehold
Council Tax Band: F (Rutland County Council)

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A substantial, detached bungalow with 2 reception rooms, 4 bedrooms and 2 bath/shower rooms occupying a generously-sized plot with double garage, ample off-road parking and private wrap-around gardens within a desirable cul-de-sac on the edge of town.







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The property benefits from gas-fired central heating system and full double glazing and provides flexible and well maintained accommodation in a quiet, sought-after cul-de-sac location, next to an attractive green area.

The interior can be summarised as follows:

Entrance Porch, Hallway, Siting Room, Dining Room, Breakfast Kitchen, Utility Room, Master Bedroom with en-suite Shower Room, three further Double Bedrooms and Bathroom.

ACCOMMODATION

GROUND FLOOR

Entrance Porch 2.34m x 1.83m (7'8" x 6'0")
UPVC double-glazed main entrance door with matching side panels, large built-in cloaks cupboard with bi-fold doors, radiator, feature display niche with wall-light, internal double doors to Hallway.

Hall
Radiator, central ceiling rose, loft access hatch.

Sitting Room 3.66m x 4.95m (12'0" x 16'3")
Radiator, bow window to front.

Dining Room 3.86m x 3.63m (12'8" x 11'11")
Radiator, picture light, central ceiling rose, dual aspect with window to front and external double-glazed door with matching side panels giving access to side patio.

Breakfast Kitchen 2.97m x 4.22m (9'9" x 13'10")
Range of fitted units incorporating work surfaces with tiled splashbacks, inset twin-bowl single drainer stainless steel sink with mixer tap, ample base cupboards and drawers, matching tall store cupboard, eye-level wall cupboards and display shelving, integrated Stoves electric double oven, inset gas hob with extractor fan above and breakfast bar.

Radiator, Baxi gas boiler, recessed ceiling spotlights, window overlooking rear garden.

Utility Room 2.97m x 2.44m (9'9" x 8'0")
Fitted worktop with eye-level wall cupboards above and three appliance spaces beneath (for dishwasher, washing machine and tumble dryer), space for upright fridge-freezer, built-in storage cupboard, partially tiled walls, internal door to Study/Bedroom Four, external door to rear garden.

Study/Bedroom Four 3.63m x 2.54m (11'11" x 8'4")
Radiator, dual-aspect windows to front and side.

Off Hallway:

Bedroom One 2.84m x 4.57m max (9'4" x 15'0" max)
Radiator, window overlooking rear garden.

En-suite Shower Room 1.80m x 1.70m (5'11" x 5'7")
Two-piece suite comprising low-level WC and corner vanity hand basin with mixer tap and cupboards beneath, walk-in tiled shower, chrome heated rowel rail, extractor fan, window to rear.

Bedroom Two 2.72m x 3.63m (8'11" x 11'11")
Radiator, window to side.

Bedroom Three 2.72m x 3.63m (8'11" x 11'11")
Radiator, window to side.

Bathroom 3.25m x 1.63m (10'8" x 5'4")
Three-piece suite comprising corner bath with mixer shower attachment, low-level WC and vanity hand basin with mixer tap and cupboards beneath, built-in airing cupboard housing hot water cylinder, tiled walls, extractor fan, window to side.

OUTSIDE

Detached Double Garage 5.92m x 5.82m (19'5" x 19'1")
Light and power, electric Somfy roller-shutter door, eaves storage, dual-aspect windows, double-glazed personnel door to rear garden.

Gardens
The property's frontage adjoins a pleasant green area and features an extensive brick-paved driveway with established specimen shrubs, bushes and conifers to borders. The driveway gives access to the garage and provides off-road parking for several vehicles.

A hand gate to the side of the bungalow links front and rear.

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The fully enclosed, good-size rear and side gardens enjoy a good degree of privacy being screened by a wide variety of mature trees, shrubs, bushes and plants. The gardens are mainly laid to lawn with well-stocked borders, paved patio immediately to the rear of the house and a further secluded paved area to side, adjoining the garage.

Included in the sale is a garden shed.

SERVICES

Mains electricity
Mains water supply
Mains sewerage
Gas central heating

According to https://checker.ofcom.org.uk/
Broadband availability: Standard, Superfast, Ultrafast
Mobile signal availability:
EE - good outdoor, variable in-home
O2 - good outdoor
Three - good outdoor
Vodafone - good outdoor
Results are predictions and not a guarantee.

None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

OAKHAM

Oakham is a lovely market town being the administrative centre for Rutland. It is popular with commuters and is within travelling distance of a number of other centres including Peterborough, Leicester, Nottingham, Melton Mowbray, Grantham, Stamford, Kettering and Corby. In addition, there is a railway station in the town and there are services to Leicester, Birmingham and Peterborough. There are direct train routes to London from Leicester and Peterborough.

Within the town there is a good range of shops which cater for most needs, together with a produce market each Wednesday and Saturday. There is also a good range of other facilities including doctors, dentists, opticians, veterinary surgery etc. In the town there is a good range of Local Authority schools together with the private Oakham School which caters for children of most ages. Preparatory education on a private basis is available at Brooke Priory.

Sporting facilities in the area are many and varied and include cricket, golf, football, tennis, rugby football, bowls together with a number of leisure pursuits which can be enjoyed at Rutland Water which is just to the east of Oakham and these include sailing, windsurfing and fly fishing.

COUNCIL TAX

Band F
Rutland County Council, Oakham 01572-722577

INDEPENDENT MORTGAGE ADVICE

Murray, in conjunction with St. James's Place Wealth Management can offer free independent advice whether you buy through Murray Estate Agents or another agent. St. James's Place Wealth Management have access to over 13,000 mortgage products and are able to find the most competitive products from the whole market. Your home may be repossessed if you do not keep up repayments on your mortgage.

N.B.

Interested parties are advised to check with ourselves that these particulars have not been altered or amended in any way since they were issued.

VIEWING

By appointment to be made through the Selling Agents please. If you are travelling a long distance please telephone prior to departure to ensure the property is still available and to discuss any particular points which are likely to affect your interest in this property in order that you do not make a wasted journey.

OFFICE OPENING HOURS

Monday - Friday 9.00 - 5.30
Saturday 9.00 - 12.00

DISCLAIMER

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers and lessees

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ought to seek their own professional advice.

2. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of each of them.

3. No person in the employment of Messrs Murray has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.

4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

Money Laundering Regulations 2003

Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.














Which?

























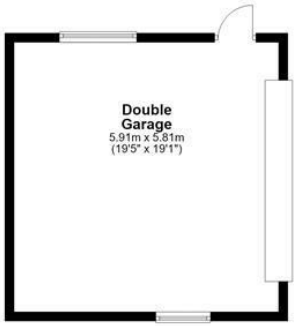



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Ground Floor

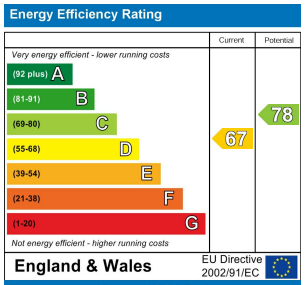
Approx. 157.5 sq. metres (1694.9 sq. feet)

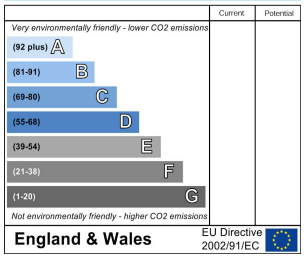




Total area: approx. 157.5 sq. metres (1694.9 sq. feet)

This Floor Plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors
Plan produced using PlanUp.





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